HOUSING MARKET INFORMATION

HOUSING MARKET OUTLOOK
Canada Edition

CANADA MORTGAGE AND HOUSING CORPORATION

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Canadian Housing Market: Housing starts to remain stable and resales to increase modestly in 2014

Overview[1]

Housing Starts:	
2013:	185,000
2014:	184,700
Resales:	
2013:	456,700
2014:	468,200

Housing starts: Housing starts have remained relatively stable since March 2013 and are expected to continue this trend until mid-2014. In the latter half of 2014, housing starts are forecast to moderate.

Total housing starts are expected to decline to 185,000 units in 2013 and then remain mostly unchanged, reaching 184,700 units in 2014. Single housing starts should account for a growing share of total starts through 2014.

Resales: Existing home sales are expected to stay relatively unchanged in 2013 and then rise in the first half of 2014 before moderating in the second half of 2014. On an annual basis, sales through the Multiple Listing Service® (MLS®)[2] are expected to reach 456,700 units in 2013, before seeing an increase to 468,200 units in 2014.

Resale prices: The sales-to-new listings ratio is expected to remain in or near balanced market conditions over the forecast horizon. Nevertheless, the average MLS® price is anticipated to grow 4.0 per cent in 2013, reflecting in part, increased sales in higher-priced markets. In 2014, house prices are expected to grow in line with inflation at 1.9 per cent. The average MLS® price is forecast to rise to $378,000 in 2013 and then to $385,200 in 2014.

Provincial spotlight: Housing starts are expected to rebalance regionally, with Western Canada gaining a larger share of new home construction over the forecast horizon, due to a supportive economic environment. On the existing home market, Alberta will continue to lead the country, experiencing overall resale activity and house price growth above the national average.

Table of Contents

2 National Outlook
6 Trends at a Glance
7 British Columbia
8 Alberta
9 Saskatchewan
10 Manitoba
11 Ontario
12 Quebec
13 New Brunswick
14 Nova Scotia
15 Prince Edward Island
16 Newfoundland and Labrador
17 Forecast Tables

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[1] The outlook is subject to uncertainty. Although point forecasts are presented in this publication, CMHC also presents forecast ranges and risks where appropriate. The forecasts included in this document reflect information available as of October 16, 2013.

[2] Multiple Listing Service® (MLS®) is a registered trademark owned by the Canadian Real Estate Association.

Detailed National Housing Outlook

Total housing starts rebalancing toward larger shares of single starts in 2013 and 2014

After declining in the first quarter of 2013, total housing starts in Canada exhibited a stable quarterly path in the two last quarters and are expected to show a similar trend for the remainder of 2013. The trend[3] in total housing starts edged up in September while remaining close to the range of roughly 182,000 to 188,000 units that was observed between March and August of 2013. This is in line with CMHC's previous forecasts and reflects the lag effect between the new home market and the existing home market, as sales through the MLS® have trended higher since February 2013. As a result, total annual housing starts are expected to reach 185,000 units in 2013, down from 214,827 in 2012.

As the sources of economic growth in Canada shift from residential investment and consumer spending to exports and business investment, economic conditions are expected to improve.

Employment and economic growth are expected to gain further momentum in 2014, but could be offset by the impact of a potential increase in mortgage rates. Overall, housing starts are expected to remain mostly stable at 184,700 units in 2014, with most of the strength in the first half of the year.

Economic uncertainty is reflected by a forecast range, varying from 179,300 to 190,600 units for 2013 and from 163,700 to 205,700 units for 2014.

Overall, CMHC expects housing starts to somewhat rebalance regionally and across unit types by the end of the forecast horizon. This is expected to materialize in a shift toward a larger share of total housing starts being enumerated in the Western provinces, as opposed to Central Canada. Similarly, single housing starts should account for a growing share through 2014.

Single-detached starts relatively more stable than multi-family starts

Since the late 1990s, single housing starts as a share of total housing starts have continuously declined, as affordability of condominiums boosted multi-family housing starts. While this trend is expected to continue over the longer term, single housing starts will regain some of their share of total housing starts over the forecast horizon, but only because multi-family housing starts will be moderating relative to elevated levels in 2011 and 2012.

About 77,200 single housing starts are expected to be registered in 2013, down 7.8 per cent from 83,657 in 2012. This moderation is mostly driven by slightly weaker employment and economic growth early in the year.

As these same factors improve, single housing starts are expected to exhibit a stable growth path in 2014. Builders are expected to closely match demand which will keep inventories of single units in line with historical averages. The ratio of newly completed and unabsorbed single-detached housing units per 10,000 population stood at 2.04 units in the second quarter of 2013, which was below the historical average of 2.14 units and 2.05 for the first quarter of 2013.

The single starts forecast for next year is 79,000 units. Single starts are expected to range between 74,800 and 79,600 units for 2013 and between 69,800 and 88,200 units for 2014.

Multi-family starts expected to decline in 2013 and stabilize in 2014

People aged between 25 and 34 represent the bulk of the first-time home buyer pool in the country. Typically, first-time home buyers are more likely to enter homeownership through the less expensive multi-family housing segment, especially in larger centres. By the end of the forecast horizon and into 2015, all regions but Quebec will see the growth rate of their population aged 25-34 decline according to Statistics Canada's projections[4]. By the end of the current decade, the growth rate of population aged 25-34 will be negative or very close to zero in most regions and will bring downward pressure on demand for multi-family housing.

[3] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR). Monthly figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment makes it possible to highlight the fundamental trends of a series. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels. Multi-family starts consist of semi-detached, row, and apartment units.

[4] Demographic forecasts are based on Statistics Canada's medium-growth population projection. Statistics Canada. Table 052-0005 Projected population, by projection scenario, sex and age group as of July 1, Canada, provinces and territories, annual.

Multi-family starts are expected to decline to 107,800 units in 2013, down 17.8 per cent from 131,170 in 2012, based on rising inventories earlier this year and increased competition from a well-supplied resale market for condominium apartments[5]. Multi-family starts have been moderating since November 2012. This also reflects the softening in economic fundamentals late in 2012 and in the first half of 2013, as well as the expectation that builders attempt to keep inventory levels in check, despite the current number of units under construction. The ratio of newly completed and unabsorbed multi-family housing units per 10,000 population stood at 3.05 units in the second quarter of 2013, which was above the historical average of 2.43 units but down from the ratio of 3.16 units for the first quarter of 2013.

Multi-family starts are forecast to remain relatively stable at 105,700 units in 2014, as demand strengthens along with improving economic conditions and inventories of completed and unabsorbed units are drawn lower.

Multi-family starts are expected to range between 104,500 and 111,100 units in 2013 and between 93,900 and 117,500 units in 2014.

MLS® sales are expected to remain stable in 2013 and increase in 2014

Existing home sales are expected to stay relatively unchanged in 2013 and then rise along with improving economic conditions in the first half of 2014, before moderating in the second half of the year with the anticipated rise in mortgage rates. Moreover, the rise in mortgage rates that occurred in May, June and August, 2013, motivated home buyers to advance their purchases and lock in pre-qualified mortgage rates. This forward buying will continue ly into 2014. Following a level of 454,005 sales in 2012, CMHC's point forecasts are 456,700 MLS® sales for 2013 and 468,200 for 2014. MLS® sales are expected to be between 439,400 and 474,000 units in 2013 and between 438,300 and 498,100 units in 2014.

Balanced market conditions expected to prevail over forecast horizon

In September, sales grew at 0.8 per cent, while new listings decreased by 1.4 per cent on a month-to-month basis. Sales growth outpaced new listings for a sixth consecutive month in September. As a result, the sales-to-new listings ratio trended higher over the same period. In September, the ratio stood at 56.1 per cent, up from 54.8 per cent in August, thus moving slightly above the 55.0-per-cent threshold[6] between a balanced and a seller's market. Canada s existing home market had been balanced since 2010 and is expected to remain so over the forecast horizon.

Although the average MLS® house price will grow slightly above the rate of inflation in 2013, this growth rate will still be half of the 10-year average, reflecting upward pressure on house prices in the Prairies. Meanwhile, the biggest regional housing market in the country, Ontario, will experience house price growth slightly lower than the national average, but not low enough to be a drag and offset upward pressure in the western markets. In 2014, house prices are expected to grow in line with inflation. CMHC's point forecasts for the average MLS® price are $378,000 in 2013 and $385,200 in 2014, representing increases of 4.0 per cent and 1.9 per cent, respectively.

The average MLS® price is forecast to be between $372,300 and $383,700 in 2013 and between $374,100 and $396,300 in 2014.

Provincial summary

All provinces will see lower housing starts in 2013, except for Alberta. The lower housing starts reflect expectations that employment growth in the first half of 2013 will not likely sustain the same level of housing starts as in 2012.

With the exception of Saskatchewan, housing starts are moderating less in the Western provinces than in Central Canada. In 2014, housing starts are also expected to grow stronger in the Western provinces than the national average.

Stronger economic and demographic fundamentals in 2014 will help support a modest rebound in housing starts in British Columbia, Alberta, Saskatchewan, Nova Scotia, and Newfoundland and Labrador, with Ontario and Quebec showing little change. However, New Brunswick, Prince Edward Island and Manitoba will again see lower housing starts in 2014.

Most provinces are also expected to see lower MLS® sales in 2013, although Alberta and British Columbia

[5] Multi-family starts consist of semi-detached, row and apartment units.

[6] Taking the Canadian MLS® market as a whole, a sales-to-new-listings ratio below 40 per cent has historically accompanied prices that are rising at a rate that is less than inflation, a situation known as a buyers' market. A sales-to-new-listings ratio above 55 per cent is associated with a sellers' market. In a sellers' market, home prices generally rise more rapidly than overall inflation. When the sales-to-new-listings ratio is between these thresholds, the market is said to be balanced.

are forecast to experience gains. British Columbia is recovering from a decline in sales activity in 2012, while Alberta will see sales activity grow moderately after posting strong sales growth in 2012. In 2014, MLS® sales are expected to increase in most regions, except Prince Edward Island and New Brunswick.

In 2013, it is expected that growth in average MLS® home prices will be slightly above the rate of inflation in all provinces except for Nova Scotia and New Brunswick, which will experience average price declines due to large inventories of available homes for sale. Average MLS® home prices are expected to be generally in line with the outlook for inflation in 2014, except in the Prairies, which will see price growth above the national average as a result of strong economic fundamentals and high net migration (see pages 7 to 16 for the detailed provincial outlooks).

Trends Impacting Housing[7]

Gross Domestic Product growth will remain supportive

In accordance with the consensus among prominent Canadian economic forecasters, growth in gross domestic product (GDP) is forecast at 1.7 per cent in 2013, before strengthening to 2.3 per cent in 2014. This compares to a GDP growth estimate of 1.7 per cent in 2012.

The forecast for Canadian GDP growth in 2013 has been revised downward slightly from CMHC's third quarter Housing Market Outlook. Canada's economy is expected to be supported by a shift in demand toward exports and business investment. More specifically, business fixed investment is expected to strengthen as the recovery in Canadian exports becomes more firmly entrenched, providing greater confidence about prospects for global demand. The Canadian economy is expected to continue to grow in 2013 at the same pace as in 2012 and will, therefore, remain supportive of the housing market. In 2014, GDP growth will further lend support to housing market activity, offsetting the impact of expected mortgage rate increases in the second half of 2014.

Employment to stay supportive

Employment increased by 1.2 per cent in 2012. Based on the consensus among prominent Canadian forecasters, CMHC expects that employment will grow by 1.4 per cent in 2013 and in 2014. Year-to-date, the average monthly employment gain was roughly 12,700 jobs, markedly lower than the monthly average gain of 24,600 jobs registered over the first nine months of 2012. Despite having been slow to date this year, employment growth is anticipated to improve in the last quarter of the year and, therefore, to sustain moderate increases in household income and household formation over the forecast horizon. This will, in turn, support the housing market.

Net migration will remain strong

Canada's strong economic performance, relative to its peers, is expected to continue to attract a high level of immigrants (net international migration). Total net migration is forecast to reach 269,500 people in 2013, up from an estimated 265,599 in 2012, the highest level in recent history and well above the 10-year average of about 238,500 people. Net migration is expected to decline to 260,650 in 2014.

High levels of net migration, by historical standards, will help support Canada's housing sector. New migrants typically enter the rental market before moving to homeownership. Migration is expected to be supportive of demand for multi-family housing, more specifically, purpose-built rental apartments and rental condominium units, over the projection horizon. The high levels of net migration in the last few years will continue to support multi-family housing over the forecast horizon, particularly from the relatively higher numbers of migrants to Canada since 2008.

Mortgage rates to potentially see modest and gradual increases but will remain low by historical standards

Following the June meeting of the Federal Open Market Committee (FOMC) of the U.S. Federal Reserve Board, interest rates rose modestly and then remained steady in both the U.S. and Canada. According to the Federal Reserve Bank of New York, this reflected a change in the risk assessment of investors and not a change in the expected future path of interest rates.[8]

[7] CMHC uses publicly available information and the consensus among major Canadian forecasters regarding economic assumptions.

[8] "Preparing for Takeoff? Professional Forecasters and the June 2013 FOMC Meeting." Federal Reserve Bank of New York (2013). Richard Crump, Stefano Eusepi, and Emanuel Moench (http://libertystreeteconomics.newyorkfed.org/2013/09/preparing-for-takeoff-professional-forecasters-and-the-june-2013-fomc-meeting.html)

CMHC's interest rate forecast mirrors this view. Hence, mortgage rates have been slightly revised up in the third quarter of 2013. Nevertheless, this interest rate outlook will continue to be supportive of housing market activity over the forecast horizon, as mortgage rates will remain low by historical standards.

By the end of 2014, mortgage rates are forecast to be somewhat higher than in the third quarter of 2013. According to CMHC's base case scenario for 2013, the average for the one-year posted mortgage rate is forecast to be within 3.00 per cent to 3.50 per cent, while the average for the five-year posted mortgage rate is anticipated to be within 5.00 per cent to 5.50 per cent. For 2014, the average for the one-year posted mortgage rate is expected to rise and be in the 3.25 per cent to 3.75 per cent range, while the average for the five-year posted mortgage rate is forecast to be within 5.25 per cent to 6.00 per cent.

Vacancy rates to remain stable over the forecast horizon

The average rental apartment vacancy rate in Canada's 35 major centres is expected to decline slightly, to 2.5 per cent, by October 2013, from 2.6 per cent in October 2012. It is expected to increase back to 2.6 per cent in October 2014.[9]

Low vacancy rates of purpose-built rental apartments over the forecast horizon are expected to help support multiple-unit housing construction, particularly in 2014.

Risks to the Outlook

This outlook is subject to some risks, including the following:

- Despite some signs of moderation in the growth of household credit, elevated levels of household debt and house prices in some urban centres have made the country's economy more vulnerable to some economic shocks. If interest rates or unemployment were to increase sharply, some of the more heavily indebted households could be forced to liquidate some of their assets, including their home. This could put downward pressure on house prices and, more generally, on housing market activity. Although this risk can arise in the shorter term, its impact would not be immediate on most indebted households because of the prevalence of fixed mortgage terms.
- Recent levels of units under construction may impact the inventory of completed and unabsorbed units in the short to medium term. Should the inventory of new units increase inordinately, builders may delay or reduce the size of some construction projects. This could lead to a sharper-than-expected moderation in unit starts.
- Despite recent positive developments, the U.S. debt ceiling crisis may re-escalate. In this event, U.S. and Canadian long-term bond yields may increase, resulting in higher borrowing costs in both countries. This would negatively impact affordability and the Canadian housing market.
- A slowdown in the Chinese economy could lead to a significant deleveraging of the Chinese domestic market and negatively affect Chinese imports, notably of commodities. This would impact Canadian exports negatively and Canadian housing markets that depend on such exports.
- A reintensification in the European crisis could negatively impact the global financial markets and, as such, Canadian financial markets and economy. While Canada is regarded as a safe haven country, bond yields in Canada would likely increase, pushing up mortgage rates.

[9] Rental vacancy rates are for purpose-built rental apartments, and do not cover condominium units that are offered up for rent by owners on the secondary rental market.

TRENDS AT A GLANCE

Key factors and their effects on housing starts

Mortgage rates	Mortgage rates will remain low by historical standards and supportive of housing demand.
Employment	The labour market has gotten off to a slower-than-expected start in 2013, with employment growing in the first six months at a little over half the rate in 2011 and 2012. Nevertheless, employment is expected to improve during the course of the year and is forecast to grow 1.4 per cent in both 2013 and 2014, which will support Canada's housing sector.
Income	Growth in incomes is expected to continue, albeit at a moderate pace, on account of modest economic growth in Canada and global markets. As a result, income growth will remain supportive of housing demand over the forecast horizon.
Net migration	Canada's economy is expected to continue to perform well, relative to its peer countries. Canada should, therefore, continue to attract a high level of immigrants (net international migration) over the forecast horizon, which will support housing demand over the forecast horizon.
Population[10]	By the end of the forecast horizon and into 2015, all regions but Quebec will see the growth rate of their population aged 25-34 decline according to Statistics Canada's projections. By the end of the current decade, the growth rate of population aged 25-34 will be negative or very close to zero in most regions and will bring downward pressure on demand for multi-family housing. Furthermore, a steady decline in Canada's natural birth rate should lessen the demand for additional housing stock beyond the forecast horizon. Population aging is also likely to impact the type and tenure of housing in demand.
Resale market	Resale market conditions for 2013 and 2014 are expected to be near balanced market conditions in most local markets. Nevertheless, some price momentum will see the average MLS® price grow above inflation in 2013 and in line with inflation in 2014.
Vacancy rates[11]	The average vacancy rate of purpose-built rental apartments across Canada's metropolitan centres is expected to decline slightly, to 2.5 per cent, in 2013 and remain at that level in 2014. Lower vacancy rates for purpose-built rental apartments over the forecast horizon are expected to help support multiple-unit housing construction, particularly in 2014, through the expansion of the rental condominium market.
Stock of new and unoccupied units	The stock of unabsorbed new housing units has been stable in the second quarter of 2013, indicating continued strength in demand for newly completed homes. In addition, the ratio of the stock of unabsorbed new units to population, a simple gauge to assess potential overbuilding, is close to the historical average. Nevertheless, should the inventory increase inordinately, builders may delay or reduce the size of some housing projects. This could lead to a sharper-than-expected moderation in housing starts.

[10] Demographic forecasts are based on Statistics Canada's medium-growth population projection.

[11] Rental vacancy rates are for purpose-built rental apartments, and do not cover condominium units that are offered up for rent by owners on the secondary rental market.

British Columbia

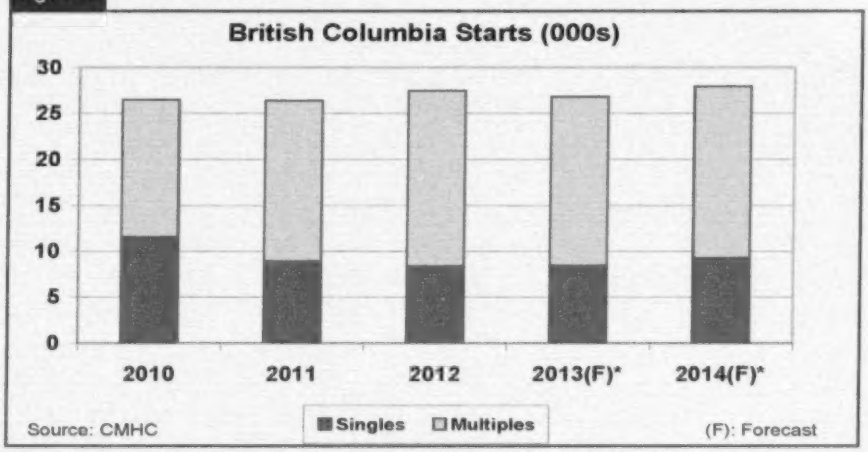
Overview

British Columbia's economy is forecast to expand 2.5 per cent in 2014, slightly ahead of the national average, and an increase compared to 2013. Modest growth in consumer spending and business investment are expected to contribute to economic growth.

British Columbia's labour market conditions are forecast to improve in 2014. Employment is expected to increase 1.0 per cent next year, following almost no growth in 2013. This year's shift to higher levels of full-time employment will also carry over into 2014. An increase in full-time employment will support wage growth and homeownership demand.

Household formation from a growing population as well as a forecast increase in the first-time home buyer population is expected to add to housing demand. Population projections by age group point to an expanding number of people in the 25 to 44 year age range, which has traditionally contributed to first-time home buyer demand.[12] Migration from other countries, partly offset by people moving to other provinces, is expected to add 41,300 people in 2014, up from a predicted 33,000-person gain in 2013. Migration-fuelled population growth, combined with the resident population, could add 31,000 households in 2014.[13]

Figure 1



*The point estimate for provincial total housing starts is 26,800 for 2013 and 27,900 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 26,100-27,500 units for 2013 and 24,900-30,900 for 2014.

In Detail

Single Starts: Single-detached starts are projected to rise to 9,200 units in 2014 from a projected 8,400 units in 2013. Improving employment and economic growth will support an increase in single-detached home construction next year. Single-detached starts, which accounted for 40 per cent of starts during the last ten years, will make up just over one-third of housing starts in British Columbia next year, as the focus of new home construction has shifted to more dense housing types.

Multiple Starts: Multi-family starts are forecast to remain relatively stable at 18,700 units in 2014, as demand strengthens along with improving economic conditions and inventories of new completed and unabsorbed units are drawn lower. Rising inventories earlier this year and increased competition from a well-supplied resale market for condominium apartments are expected to hold multiple-family starts to 18,400 units in 2013, compared to 19,132 units in 2012.

Resales: MLS® sales are forecast to increase to 76,800 in 2014, up from an expected 71,600 sales in 2013. Demand will be broad-based, fuelled by rising employment, ample supply and stable prices.

Prices: Expect rising new listings in line with stronger existing home sales to keep price growth in check in 2014, as resale market conditions remain balanced. The average MLS® price is forecast at $531,300 in 2013, compared to a projected $535,000 in 2014.

[12] B.C. Stats population projections show annual growth of the 25 to 44 year age category adding on average 17,100 persons, in 2013 and 2014. Source: P.E.O.P.L.E 2013, CMHC calculations.

[13] Source: BC Stats household projections, CMHC calculation.

Alberta

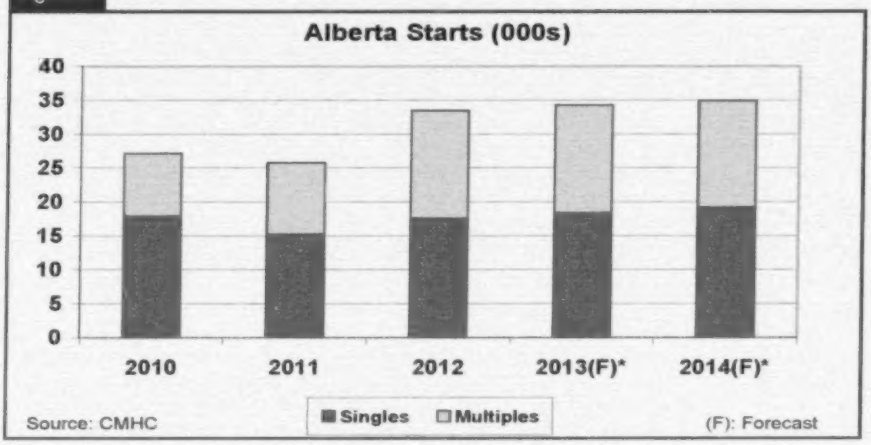
Overview

Alberta is expected to be among Canada's economic growth leaders. Real GDP is projected to increase by 2.1 per cent in 2013 and 3.1 per cent in 2014. Higher oil prices and a narrowing differential between the price of West Texas Intermediate and Western Canadian Select are supportive of the energy industry. Exports are projected to rise, as is investment, driven primarily by energy. At the same time, expenditures related to flood remediation in Southern Alberta will continue to provide a boost to the economy. Consumer spending will continue to increase as well, supported by population growth and a labour market generating rising wages.

Alberta's growing economy is expected to generate employment growth of 2.8 per cent in 2013 and 2.3 per cent in 2014. This will keep the unemployment rate relatively low in Alberta at 4.6 per cent in 2013 and 4.5 per cent in 2014. Alberta's expanding economy and labour market opportunities will continue to be attractive to migrants.

Net migration to Alberta will remain at an elevated level. While economic growth outside of Alberta is expected to improve, it is not expected to slow the annual flow of migrants to Alberta until 2014, as this province is still expected to lead the country in terms of economic growth. Net migration reached 86,939 in 2012 and is projected at 95,600 in 2013 and 68,100 in 2014.

Figure 2



*The point estimate for provincial total housing starts is 34,200 for 2013 and 34,900 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 33,400-35,000 units for 2013 and 31,200-38,600 for 2014.

In Detail

Single Starts: Single-detached starts are projected to reach 18,300 units in 2013 and rise to 19,100 units in 2014. In markets such as Calgary, which are experiencing tighter resale market conditions, expect more buyers to look to the new home market to satisfy their housing needs. In both 2013 and 2014, single-detached starts are expected to rise in most of Alberta's seven largest urban centres.

Multiple Starts: Multi-family starts are projected to reach 15,900 units in 2013 and remain relatively stable at 15,800 units in 2014. In 2014, Edmonton's multi-family production will pull back after several years of elevated production due to heightened supply levels. Meanwhile, after declining in 2013, Calgary's multi-family starts will rise substantially in 2014. The shift in multi-family production between Edmonton and Calgary will help keep the provincial total relatively unchanged in 2014.

Resales: In the resale market, MLS® sales are projected to reach 65,000 in 2013 and then rise to 66,800 in 2014. Alberta's elevated level of net migration will help support housing demand through 2014. In addition to new household formation, employment and wage growth will also support a higher level of resale transactions.

Prices: The average MLS® price in Alberta is projected to reach $379,200 in 2013 and rise to $387,400 in 2014. The sales-to-new listings ratio for Alberta has been trending higher in 2013, indicative of stronger demand relative to supply. As a result, some locations are exhibiting sellers' market conditions. New listings are expected to increase in 2014 and will moderate the pace of price growth next year.

Saskatchewan

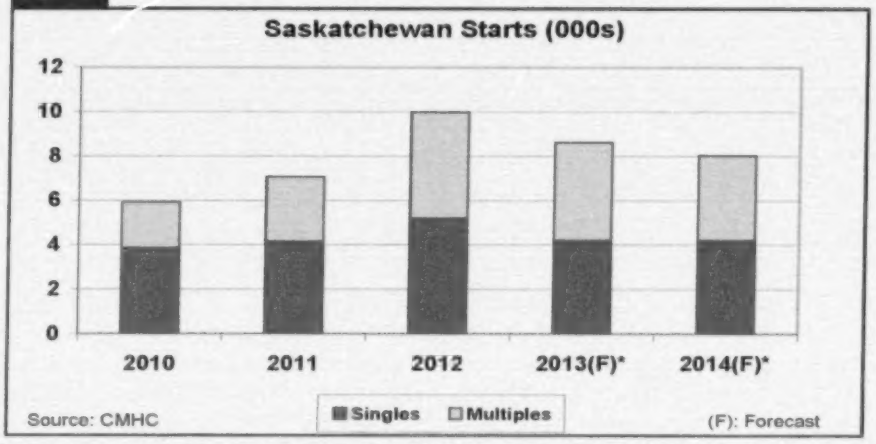
Overview

Saskatchewan's economy will continue to grow at a faster pace than the national average, as real GDP is projected to increase by 2.1 per cent in 2013, and by 2.8 per cent in 2014. Saskatchewan's commodity-based economy is expected to experience stronger growth in 2014, as exports increase with an improving global economic outlook. On the other hand, an emerging risk is the dissolution of a European potash marketing partnership, which has put downward pressure on international potash prices, an important commodity for Saskatchewan. Domestically, consumer spending will continue to support economic growth.

Saskatchewan's economy is projected to generate employment growth of 3.3 per cent in 2013 and 1.7 per cent in 2014. Labour market conditions in Saskatchewan are expected to remain tight, holding back employment growth and keeping the unemployment rate averaging 4.1 per cent in 2013, and 4.3 per cent in 2014, representing the lowest provincial unemployment rates across Canada. Some parts of Saskatchewan are experiencing unemployment rates of below 3 per cent and will need migrants to address local labour needs.

The record level of net migration of 15,974 in 2012 will be difficult to sustain. Nonetheless, net migration to Saskatchewan is expected to remain elevated at 14,500 people in 2013, and 12,500 in 2014. The primary inflow of migrants to Saskatchewan will come from outside of Canada, though additions from other provinces are also expected. While Saskatchewan is expected to experience some interprovincial losses to Alberta, it will make up for these losses with gains from other provinces.

Figure 3



*The point estimate for provincial total housing starts is 8,600 for 2013 and 8,000 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 8,400-8,800 units for 2013 and 7,100-8,900 for 2014.

In Detail

Single Starts: After peaking at over 5,000 units last year, single-detached starts are forecast to moderate to 4,200 units in 2013 as elevated supply levels prevent a rise in construction this year. Despite the moderation, single-detached starts will remain above the 10-year average of approximately 3,400 units, supported by strong employment growth and rising wages. In 2014, 4,200 units are expected to be started.

Multiple Starts: After a strong gain in 2012, multi-family starts are forecast to decline to 4,400 units in 2013, due to elevated supply levels. With absorptions lagging completions this year, the inventory of complete and unabsorbed units is rising and will further slow the initiation of new multi-family projects to 3,800 units in 2014.

Resales: MLS® sales in Saskatchewan are expected to moderate to 13,400 units in 2013, due to moderating net migration, competition from the new home market, and higher monthly carrying costs. In 2014, MLS® sales are forecast to increase modestly to 13,600 units, buoyed by job growth and rising wages.

Prices: Aided by price composition, the average MLS® price in Saskatchewan is forecast to rise to $286,500 in 2013, from $275,490 in 2012. Balanced market conditions over the forecast period will ensure positive price growth. However, higher active listings relative to sales will move the average price to $293,000 in 2014.

Manitoba

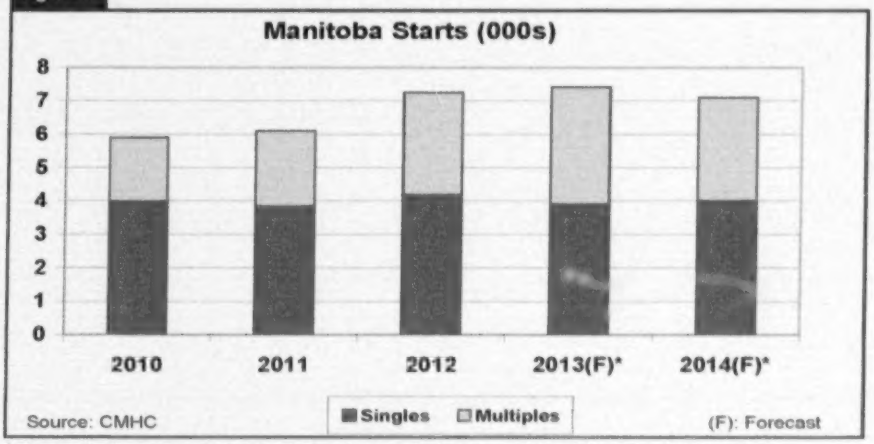
Overview

Economic growth in Manitoba will continue, with real GDP projected to increase by 1.9 per cent in 2013, and 2.0 per cent in 2014. An increase in consumer spending, supported by an expanding population, higher employment, and wage growth, will help Manitoba's economy to expand through 2014. An increase in Manitoba's exports will result in a stronger economic expansion next year, thanks to higher demand from a faster growing U.S. economy.

Labour market conditions in Manitoba are expected to generate employment growth of 0.9 per cent in 2013 and 1.0 per cent in 2014. The unemployment rate in Manitoba has ranged from 4.9 per cent to 5.8 so far this year and will average 5.4 per cent in 2013. In 2014, employment growth will almost keep pace with labour force gains, moving the annual unemployment rate to 5.6 per cent.

Net migration to Manitoba is projected at 8,600 people in 2013, before moderating slightly to 8,500 in 2014. Manitoba's population, new household formation, and housing demand will continue to be supported by the net inflow of migrants. International migration will continue to be a key driver of population growth, thanks, in part, to the Provincial Nominee Program. On the other hand, interprovincial outflows will continue to temper Manitoba's population growth.

Figure 4



*The point estimate for provincial total housing starts is 7,400 for 2013 and 7,100 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 7,200-7,600 units for 2013 and 6,400-7,800 for 2014.

In Detail

Single Starts: Manitoba's single-detached housing starts are projected to moderate to 3,900 units in 2013, before increasing slightly to 4,000 units in 2014. Modest employment gains this year, combined with easing market conditions in the competing resale market, will result in starts below the peak set in 2012. Nevertheless, starts this year and next will remain elevated by historical standards, supported by population growth and move-up buyers taking advantage of continued price gains in the resale market.

Multiple Starts: By the end of 2013, multi-family starts are projected to surpass the level set in 2012 and reach 3,500 units. Multi-family construction is being buoyed by demand for new condominium units. Low vacancy rates across the province are also encouraging builders to respond with new construction in the rental sector. With increasing inventories expected next year, however, builders will ease production in 2014 to 3,100 units.

Resales: Following the record performance of 2012, MLS® sales are forecast to moderate to 13,700 units in 2013. A rebound in sales in the latter part of this year will continue into 2014, bringing sales to 13,800 next year. Demand will be bolstered by population growth and an increase in selection for buyers, as the number of active listings continues to rise. However, modest employment and income gains will temper the increase in sales.

Prices: The average residential MLS® price in Manitoba is forecast to rise to $256,500 in 2013, followed by a more moderate increase to $264,600 in 2014. Softer sales growth, combined with a higher inventory of active listings, particularly in Winnipeg, will help reduce upward pressure on prices over the forecast period.

Ontario

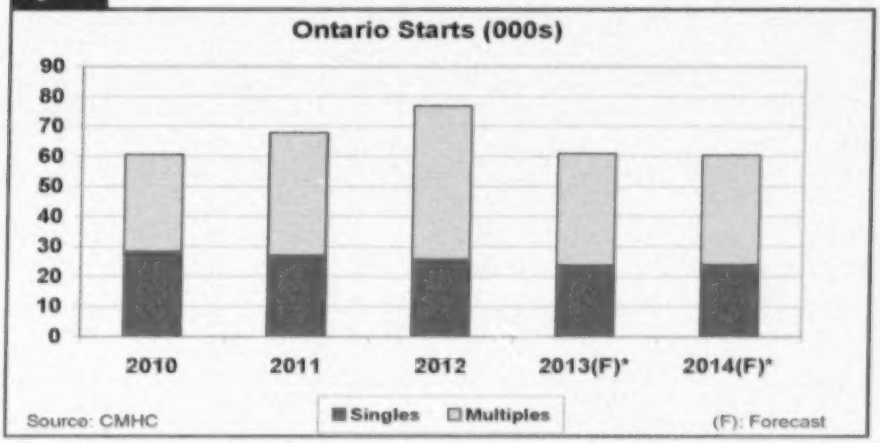
Overview

Ontario economic growth will gradually improve over the forecast horizon, rising from 1.5 per cent this year, to 2.4 per cent by 2014. This represents the first time in over a decade that Ontario will match growth in all of Canada. While the housing sector may be dampening overall provincial economic growth this year, the sector will have a more neutral impact next year. While the consumer and public sectors contribute less to overall economic growth, the business and export sectors will increasingly support Ontario's economy. The consensus among Canadian private-sector forecasters suggests that the U.S. economy will gain traction over the forecast horizon, which is expected to contribute to Ontario's export growth and the overall economic activity in the province.

An improving economy will support job growth of 1.6 per cent in 2014. So far, part-time employment has shown stronger growth across the province. As concerns about the global economy subside, businesses will gain confidence and hire workers on a more permanent basis, particularly through the second half of 2014. Ontario's jobless rate should trend lower next year to reach its lowest level since 2008.

As Ontario narrows the growth gap with the rest of Canada and as its population continues to age, migratory outflows to other provinces will gradually lessen. Also, Ontario's share of international migration will gradually normalize and trend closer to historic norms. Net migration to Ontario will rise from 77,800 in 2013, to 86,300 net migrants in 2014.

Figure 5



*The point estimate for provincial total housing starts is 60,800 for 2013 and 60,300 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 59,200-62,400 units for 2013 and 54,000-66,600 for 2014.

Ontario home starts will slow this year before stabilizing in 2014. Starts will decline to 60,800 and 60,300 units this year and next, respectively. Modest job growth, more choice in the less expensive resale market and high levels of apartment units under construction will limit starts of new units.

In Detail

Single Starts: Single-detached starts will reach 23,500 and 23,700 units in 2013 and 2014, respectively. Improving income growth, low inventories of unsold homes and tighter resale market conditions for low-density housing will allow detached construction to post some modest growth over the forecast horizon, relative to higher-density housing construction.

Multiple Starts: Multi-family home construction will slow to 37,300 units this year, and to 36,600 units in 2014. The apartment sector has captured a growing share of new home activity in recent years, but has begun to normalize. As a result, a rebalancing away from apartments toward semi-detached and row construction will occur, given more modest inventories for these dwelling types. Nevertheless, historical propensities suggest that condo demand will continue to be supported by price-sensitive first-time buyers and a growing pool of empty nesters aged 55 to 64.

Resales: Existing home sales will reach 198,700 units this year, in line with 2012 levels. After trending lower since spring of 2012, existing home sales have re-gained momentum and are expected to gradually improve, reaching 201,300 units in 2014. More condominium completions, coupled with the resale market's price advantage, will provide more choice to potential home buyers.

Prices: A balanced Ontario resale market suggests that prices will grow in line with the general rate of inflation over the forecast horizon. In addition, shifting demand to less expensive housing resulting from higher home prices will also exert downward pressure on average prices over the next few years. Ontario home prices will reach $398,000 and $404,200 in 2013 and 2014, respectively.

Quebec

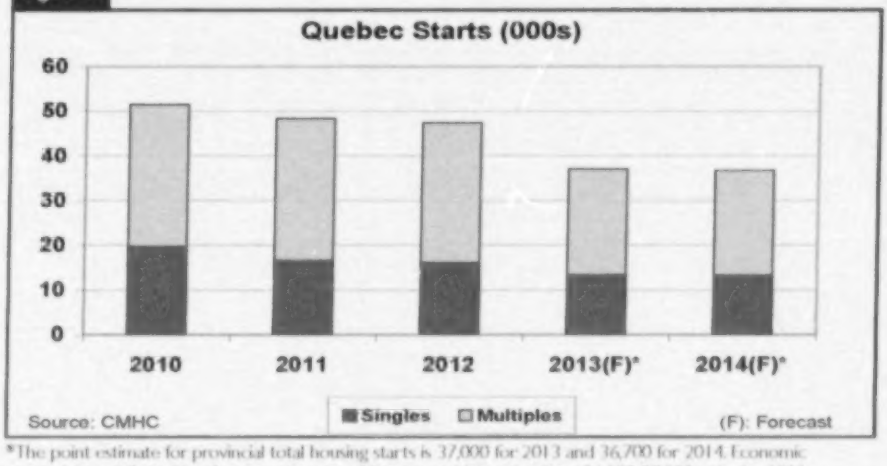
Overview

In Quebec, relatively slow economic and employment growth will reduce demand of existing and new homes this year. As well, easing resale markets and relatively high inventories of new dwellings will significantly lower housing starts in 2013. Nonetheless, demographic trends will support housing demand into 2014, at which time a strengthening economy and tightening resale markets will energize both the resale and new housing markets.

On the economic front, Quebec's labour markets still feel the impacts of a slow recovery south of the border and of more favourable employment prospects in Western Canada. Economic accounts for the first half of the year show slower rate of private investment in machinery and labour. For this reason, employment will progress at a relatively slow pace in 2013 and 2014 (approximately 1 per cent each year). Meanwhile, public and consumer spending have increased moderately, as have exports. GDP growth of between 1.3 and 2.0 per cent is expected during the forecast horizon.

Demographic trends will continue to support the province's housing markets in the next two years. Sustained immigration to the province will continue to have a positive impact on demand in the rental market, as flows are expected to remain stable during the next two years. Total net migration is expected to reach, respectively, 44,300 and 45,300 people in 2013 and 2014. While moderating demand from younger households cools first-time buying, population aging will prompt some older households to re-enter the market in response to their evolving housing needs.

Figure 6



*The point estimate for provincial total housing starts is 37,000 for 2013 and 36,700 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 36,100-37,900 units for 2013 and 32,800-40,600 for 2014.

In Detail

Single Starts: In 2013, moderate job growth, the continued easing of the resale market, which is expected to attract a greater part of housing demand, and the trend toward multi-family dwelling will contribute to reduced single starts and translate into a total of 13,300 single-detached homes started. In 2014, a tighter resale market will bring some support to the new housing market segment, which is expected to result in a similar number of starts as in 2013.

Multiple Starts: The trend toward the multi-family market segment is still explained by its relative affordability, the changing needs of an aging population and by densification trends. Fuelled by the popularity of condominium apartments, supply in this market segment has increased significantly. As a result of three years of sustained construction from 2010 to 2012, market conditions in this market have eased notably. Starts of multi-family dwellings will, thus, decrease by nearly 25 per cent this year. Multiple starts will decrease below the 24,000 level in 2013 and stabilize in 2014 (23,500).

Resales: While remaining stable in 2012, sales recorded by Centris®[14] have been recently declining as a result of the overall economic context discussed previously. Despite a certain rebound in the second half of this year, resales will come in at a lower level. For 2013, just over 73,000 such transactions are forecast. As buying conditions improve, total resales will be back in growth mode next year. In total, 75,000 Centris® sales are forecast for 2014.

Prices: Relatively lower demand for resale homes, combined with rising supply, has taken pressure off price growth in recent quarters and should continue to do so throughout the forecast horizon. In this context, price growth in the resale market will continue to moderate in 2013. The average price recorded by Centris® will reach $268,000 this year and approach the $270,000 mark in 2014.

[14]The Centris® system contains all the listings of Quebec real estate brokers.

New Brunswick

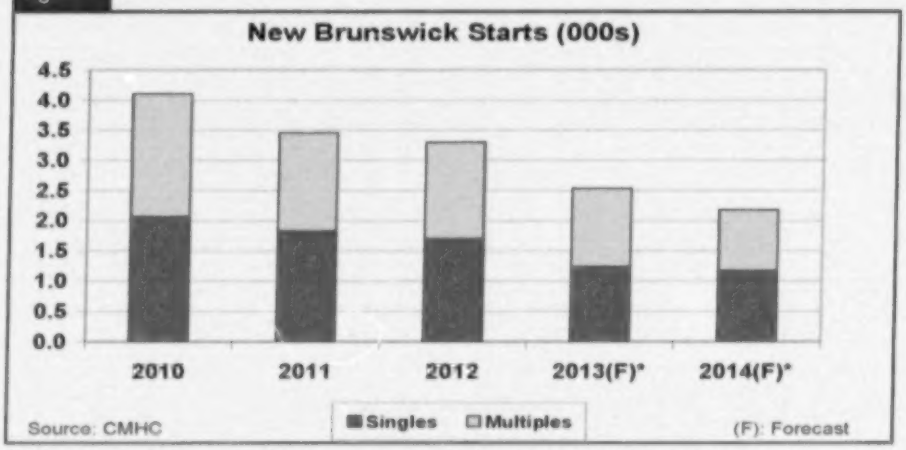
Overview

GDP growth is expected to remain weak over the forecast period, with 0.2 per cent growth forecast for the province in 2013 and just under 1 per cent in 2014. The current economic weakness stems mainly from a reduction in capital investment. The natural resources sector, a key driver of economic growth for the province, is expected to post mixed results in both 2013 and 2014, as improvement in the forestry sector is expected to be offset by weakness in the mining sector.

New Brunswick labour market conditions will remain weak for the fourth year in a row. Employment growth is projected to remain negative, with a 0.6 per cent decline in 2013, before finally seeing some growth in 2014 with a small 0.7 per cent increase. A higher pace of growth in the labour force in 2013 will result in the unemployment rate rising to 10.8 per cent, with the rate remaining the same in 2014.

The economic prospects for the province continue to be held down by a lack of population growth and a continuation in the negative outlook for net migration. International migration will be less than 1,000 people per year in both 2013 and 2014. Despite the positive totals for international migration in both 2013 and 2014, a reduction in interprovincial migration will result in negative net migration during this period.

Figure 7



*The point estimate for provincial total housing starts is 2,530 for 2013 and 2,180 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 2,205-2,855 units for 2013 and 1,530-2,830 for 2014.

In Detail

Single Starts: Rising out-migration from the province's major centres to other parts of Canada, as a result of increasingly challenging employment conditions, will continue to have a dampening effect on demand for new homes and overall residential construction activity in 2013 and 2014. As a result, single starts are forecast to decline to 1,230 units in 2013 and to 1,170 units in 2014.

Multiple Starts: Stronger building activity in the rental market since 2010, particularly in Moncton and Fredericton, will maintain the trend of rising vacancy rates over the forecast period. Developers are expected to begin pulling back in new rental projects, reducing apartment starts to levels not seen since 2009. As a result, multiple starts are expected to decline to 1,300 units in 2013, with a further decline to 1,010 units in 2014.

Resales: Overall, the market will increasingly benefit home buyers for the province's three largest centers, as price growth is slowing and listings have been on the rise, resulting in buyers' market conditions. With expected declines in employment in 2013 and negative net migration to the province, demand for existing homes is forecast to slow. MLS® sales should decline to 6,200 units in 2013, with a further decline to 6,000 in 2014.

Prices: The inventory of available homes is expected to remain at historically high levels in New Brunswick's large urban centres in 2013 and 2014. This will continue to impact the level of price growth. The MLS® average price is expected to remain relatively stable at $161,000 in 2013, followed by a moderate decline to $160,500 in 2014.

Nova Scotia

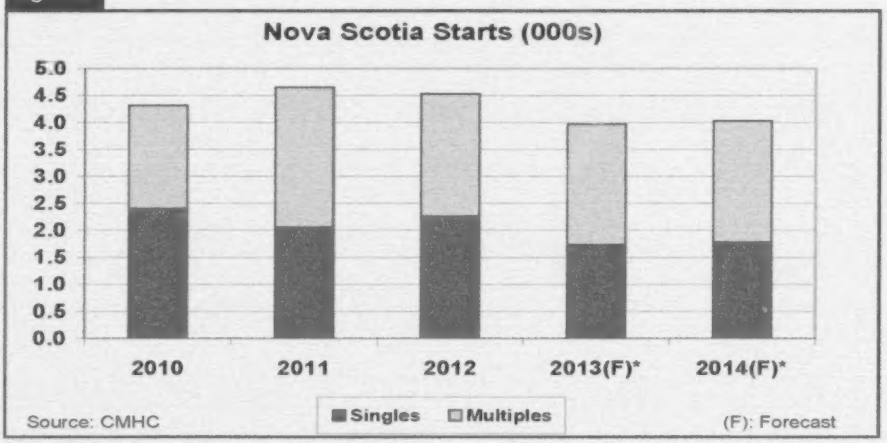
Overview

The province of Nova Scotia is expected to record economic growth of close to 1.0 per cent in 2013 and 1.2 per cent in 2014. Economic conditions are expected to improve in 2014, as the manufacturing sector sees a return to positive growth and site development and pre-engineering work at the Halifax Shipyard continues. Furthermore, provincial production of natural gas should increase in the second half of 2013.

Nova Scotia labour market conditions remained weak in 2013. As a result, employment growth is projected to be close to zero in 2013, compared to a rate of growth of 0.6 per cent in 2012. In 2014, total employment will grow by 0.4 per cent as a result of an expected moderate rise in private sector investment activity. A lower level of growth in employment in 2014 compared to labour force growth will result in the unemployment rate rising to 9.1 per cent, which will be the highest level reported since 2010.

In 2013, interprovincial migration will record a decline of nearly 4,000 people. In 2014, expect interprovincial migration to remain negative, as 2,100 more migrants leave than come to the province. International migration will drop significantly in 2013 to under 1,000 people before rebounding to 1,350 in 2014. As a result, net migration will remain negative in 2013 and 2014.

Figure 8



*The point estimate for provincial total housing starts is 3,965 for 2013 and 4,025 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 3,465-4,465 units for 2013 and 3,025-5,025 for 2014.

In Detail

Single Starts: In 2013, as a result of no employment growth and slowing consumer demand, single-detached starts will drop to 1,725 units. For 2014, expect the improvement in employment growth and private sector investment to stimulate demand in the new homes market, resulting in a rise to 1,775 single-detached starts in the province.

Multiple Starts: The provincial multi-family segment of the market will continue to be driven by apartment-style rental unit construction, most of which will continue to take place in Halifax. The supply and demand conditions for rental housing continue to be driven primarily by an aging population base that is looking to downsize or move to one-floor living accommodations. Expect row units to see a pick-up in activity over the forecast period in order to answer demand from more price-sensitive home buyers. As a result multiple starts will total 2,240 units in 2013 and 2,250 units in 2014.

Resales: Following a slight increase in 2012, MLS® sales will decline in 2013 to 9,225 units. In 2014, expect a smaller decline in provincial net migration and an improving employment outlook to result in a small reversal in MLS® sales to 9,500 units.

Prices: The average sale price of an existing home in Nova Scotia climbed 3.7 per cent in 2012 to $220,413. In 2013, a rise in listings continues to keep market conditions close to a buyers' market, resulting in a decline in prices to $218,000. In 2014, prices will return to $220,000, as improving economic factors will result in an improvement of price performance.

Prince Edward Island

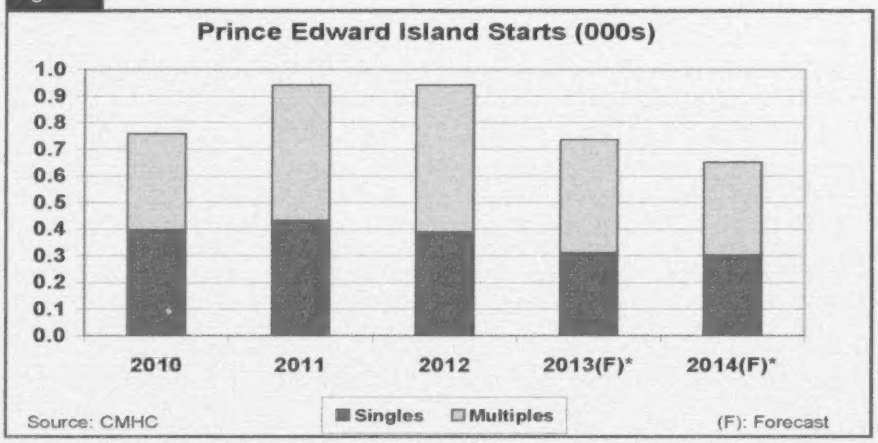
Overview

Prince Edward Island's economy is forecast to grow by 1.5 and 1.3 per cent in 2013 and 2014, respectively. The decline in the Canadian dollar has favoured tourism and the manufacturing sector, including aerospace, agriculture and seafood processing. During the first seven months of 2013, manufacturing is up close to 4 per cent and tourism is showing a turnaround in traffic after a slowdown earlier in the year.

Improving provincial labour market conditions continue to support the stronger outlook for employment. Employment is forecast to grow by 1.8 per cent in 2013, before slowing to 1.1 per in 2014, as economic activity softens. Labour force growth is expected to outpace employment growth in 2014, resulting in the unemployment rate rising from 11.2 per cent in 2013, to 11.4 per cent in 2014.

The economic prospects for the province will be held back by slower population growth and rising out-migration. Net migration is expected to remain moderately negative, in the range of 300 people per year in 2013 and 2014 as international migration of about 500 people per year is offset by a rise in interprovincial migration outflows of approximately 800 people per year over the forecast period.

Figure 9



*The point estimate for provincial total housing starts is 735 for 2013 and 650 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 650-820 units for 2013 and 480-820 for 2014.

In Detail

Single Starts: A slowdown in population growth and employment will result in single starts moving lower in 2013, to 310 units with a further decline to 300 units in 2014.

Multiple Starts: The increase in the number of new multiple units since 2009 has resulted in a continuing rise in the rental vacancy rate beginning in 2010. It is expected that the vacancy rate will continue to increase in both 2013 and 2014. As a result, multiple starts are beginning to slow, which will allow the market more time to absorb the rising supply of new units over the forecast period. Multiple starts will moderate to 425 units in 2013, before declining further to 350 units in 2014.

Resales: The pullback in migration and resulting slowdown in population growth will impact housing sales in 2013 and 2014. MLS® sales are forecast to reach 1,425 units in 2013, before declining to 1,350 units in 2014.

Prices: The resulting weakness in sales activity and increase in listings over the forecast period will impact the level of price growth. The average MLS® Sales price is expected to reach $155,000 in 2013, and $156,500 in 2014.

Newfoundland and Labrador

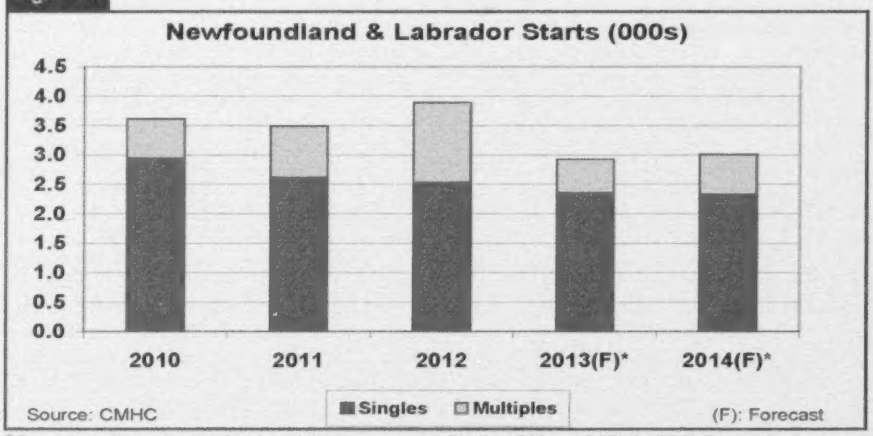
Overview

Newfoundland and Labrador (NL) will lead economic growth in the country in 2013, as GDP is expected to rise to 4.0 per cent. Growth is expected to moderate to 1.8 per cent in 2014. The rise in growth in 2013 is due to a rebound in oil production and higher oil prices. The recovery in economic growth in 2013 is also supported by consumer spending and additional private sector energy investment activity. Recent news concerning new potential oil fields outside of the current production areas that are being developed is also considered positive for the province's future economic growth.

NL labour market conditions will soften moderately in 2013, as employment growth is projected to rise 1.6 per cent, compared to 2.3 per cent in 2012. In 2014, employment growth will be reduced to less than 1 per cent as private sector investment activity slows from levels experienced over the last three years and projects currently under construction reach the completion stage. A more moderate rise in the labour force will result in the unemployment rate inching down slightly, from 11.4 per cent in 2013 to 11.3 per cent in 2014.

Net migration will remain weak over the forecast period as interprovincial migration, which turned negative in 2012, is not expected to turn positive until 2014. International migration will continue to contribute to population growth in both 2013 and 2014.

Figure 10



*The point estimate for provincial total housing starts is 2,925 for 2013 and 3,000 for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 2,575-3,275 units for 2013 and 2,300-3,700 for 2014.

In Detail

Single Starts: Steady, but slower population growth in 2013 and 2014, coupled with a slowdown in the outlook for employment in 2013 and 2014, will reduce the demand for housing. As a result, the level of single starts will moderate. Recently, income growth has not been able to fully offset the effect of higher prices, so first-time home buyer activity is also expected to weaken, resulting in the provincial single-detached housing market declining to 2,350 starts in 2013 and 2,325 starts in 2014.

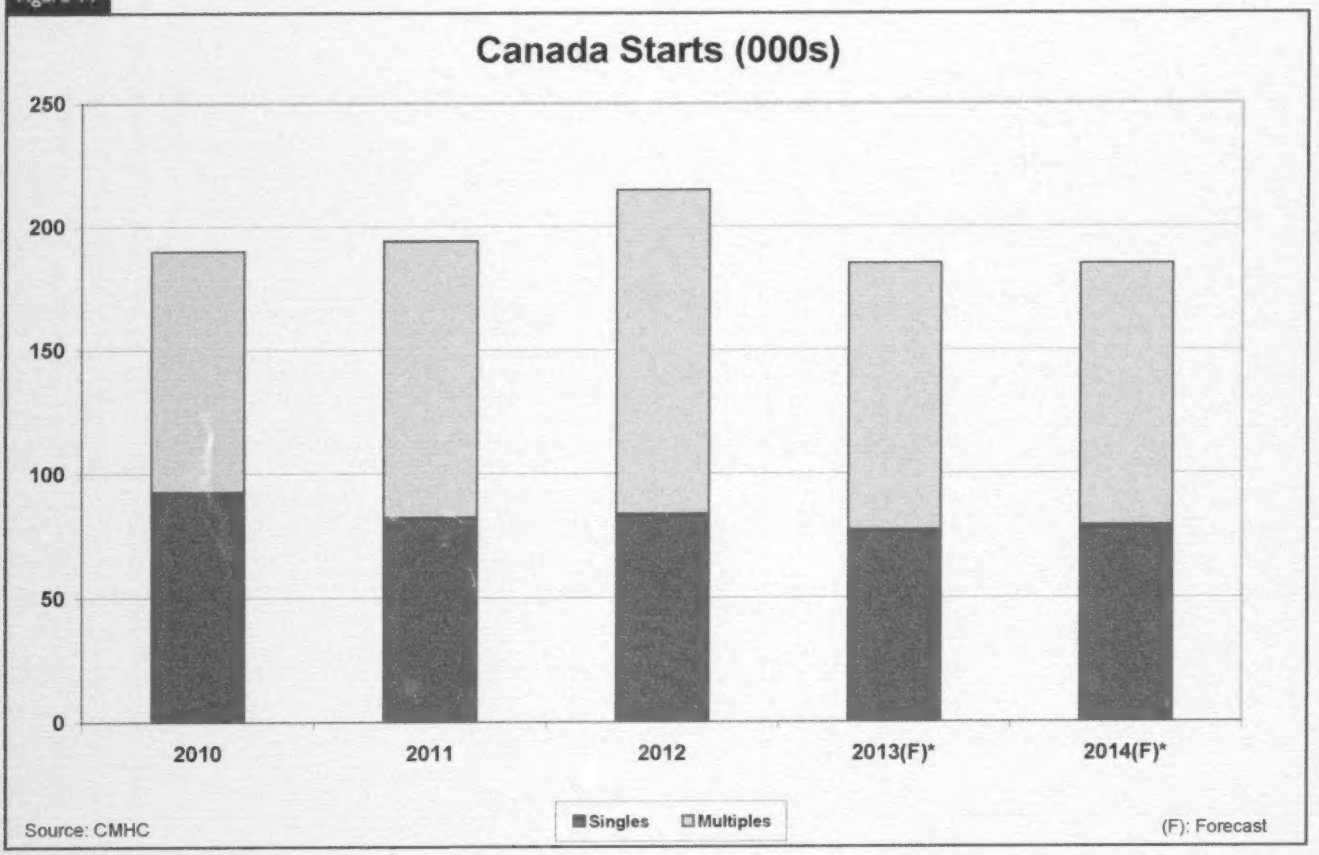
Multiple Starts: Multiple-unit construction is expected to decline to 575 units in 2013[15], before rising to 675 units in 2014, as several new rental projects begin construction. Semi-detached and row starts activity will hold steady over the forecast period after the recent surge in both activity and prices from 2010-2012.

Resales: Although wage growth is positive in NL, there are expectations for a decline in sales in 2013, as a result of the softening outlook for employment. MLS® sales in 2013 are expected to reach 4,000 sales, from 4,650 in 2012, before beginning to improve to 4,100 sales in 2014, as net migration improves.

Prices: After several years of sustained price growth, average MLS® house price growth began to moderate to single-digit growth in 2011 and 2012. With inventory levels remaining elevated and housing demand not expected to grow substantially until after 2014, price growth is expected to be lower in 2014, following three years of growth near 7 per cent per year. Average MLS® house prices are expected to be $287,000 in 2013, and $292,000 in 2014.

[15] The current declines are also partially due to a shift in the measurement of how basement apartments are being recorded in the monthly housing survey beginning in 2013.

Figure 11



*The point estimate for total housing starts is 185,000 for 2013 and 184,700 for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 179,300-190,600 units for 2013 and 163,700-205,700 for 2014.

Table 1: Total Housing Starts
(units** and percentage change)

	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2	2013Q3	2013Q4(F)	2014Q1(F)	2014Q2(F)	2014Q3(F)	2014Q4(F)
NFLD	**3,606**	**3,488**	**3,885**	**2,925**	**3,000**	**2,726**	**3,062**	**2,538**	**3,375**	**2,800**	**3,175**	**3,125**	**2,900**
%	18.0	-3.3	11.4	-24.7	2.6	-24.7	12.3	-17.1	33.0	-17.0	13.4	-1.6	-7.2
PEI	**756**	**940**	**941**	**735**	**650**	**920**	**746**	**464**	**790**	**625**	**700**	**650**	**625**
%	-13.8	24.3	0.1	-21.9	-11.6	-4.0	-18.9	-37.8	70.3	-20.9	12.0	-7.1	-3.8
NS	**4,309**	**4,644**	**4,522**	**3,965**	**4,025**	**4,611**	**3,455**	**4,069**	**3,725**	**3,400**	**4,300**	**4,200**	**4,200**
%	25.3	7.8	-2.6	-12.3	1.5	-11.0	-75.1	17.8	-8.5	-8.7	26.5	-2.3	0.0
NB	**4,101**	**3,452**	**3,299**	**2,530**	**2,180**	**3,429**	**2,834**	**2,774**	**1,100**	**1,800**	**2,200**	**2,500**	**2,175**
%	16.5	-15.8	-4.4	-23.3	-13.9	16.3	-17.4	-2.1	-60.3	63.6	22.2	13.6	-13.0
QUE	**51,363**	**48,387**	**47,367**	**37,000**	**36,700**	**35,926**	**38,397**	**36,695**	**37,100**	**36,700**	**36,700**	**36,700**	**36,700**
%	18.3	-5.8	-2.1	-21.9	-0.8	-20.3	6.9	-4.4	1.1	-1.1	0.0	0.0	0.0
ONT	**60,433**	**67,821**	**76,742**	**60,800**	**60,300**	**56,715**	**58,200**	**65,546**	**62,800**	**63,100**	**62,000**	**59,500**	**56,425**
%	20.0	12.2	13.2	-20.8	-0.8	-18.2	2.6	12.6	-4.2	0.5	-1.7	-4.0	-5.2
MAN	**5,888**	**6,083**	**7,242**	**7,400**	**7,100**	**6,810**	**7,380**	**8,384**	**7,100**	**7,300**	**7,000**	**7,100**	**7,100**
%	41.1	3.3	19.1	2.2	-4.1	6.1	8.4	13.6	-15.3	2.8	-4.1	1.4	0.0
SASK	**5,907**	**7,031**	**9,968**	**8,600**	**8,000**	**6,558**	**7,529**	**11,045**	**9,200**	**7,900**	**8,200**	**8,000**	**7,900**
%	52.8	19.0	41.8	-13.7	-7.0	-40.7	14.8	46.7	-16.7	-14.1	3.8	-2.4	-1.3
ALTA	**27,088**	**25,704**	**33,396**	**34,200**	**34,900**	**33,725**	**39,193**	**32,131**	**31,700**	**34,500**	**34,900**	**34,700**	**35,500**
%	33.5	-5.1	29.9	2.4	2.0	-2.2	16.2	-18.0	-1.3	8.8	1.2	-0.6	2.3
BC	**26,479**	**26,400**	**27,465**	**26,800**	**27,900**	**24,036**	**25,393**	**29,997**	**27,800**	**28,100**	**27,800**	**28,000**	**27,600**
%	64.7	-0.3	4.0	-2.4	4.1	-1.8	5.6	18.1	-7.3	1.1	-1.1	0.7	-1.4
CAN*	**189,930**	**193,950**	**214,827**	**185,000**	**184,700**	**175,456**	**186,189**	**193,643**	**184,700**	**186,200**	**187,000**	**184,500**	**181,100**
%	27.4	2.1	10.8	-13.9	-0.1	-13.8	6.1	4.0	-4.6	0.8	0.4	-1.3	-1.8

SOURCE: CMHC

(F) Forecast by CMHC

* Canadian total excludes territories. The point estimate for the forecast of national total housing starts is 185,000 units for 2013 and 184,700 units for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 179,300-190,600 units for 2013 and 163,700-205,700 units for 2014.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 2: Single-Detached Housing Starts
(units** and percentage change)

	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2	2013Q3	2013Q4(F)	2014Q1(F)	2014Q2(F)	2014Q3(F)	2014Q4(F)
NFLD	**2,941**	**2,612**	**2,523**	**2,350**	**2,325**	**2,319**	**2,432**	**2,051**	**2,600**	**2,200**	**2,500**	**2,400**	**2,200**
%	12.9	-11.2	-3.4	-6.9	-1.0	-5.9	4.9	-15.7	26.8	-15.4	13.6	-4.0	-8.3
PEI	**396**	**431**	**387**	**310**	**300**	**323**	**345**	**281**	**290**	**275**	**325**	**300**	**300**
%	-7.9	8.8	-10.2	-20.0	-3.1	-12.9	6.8	-18.6	3.2	-5.2	18.2	-7.7	0.0
NS	**2,392**	**2,045**	**2,258**	**1,725**	**1,775**	**1,580**	**1,607**	**1,689**	**2,025**	**1,600**	**1,800**	**1,800**	**1,900**
%	9.1	-14.5	10.4	-23.6	2.9	-30.6	1.7	5.1	19.9	-21.0	12.5	0.0	5.6
NB	**2,068**	**1,823**	**1,697**	**1,230**	**1,170**	**1,286**	**1,195**	**1,426**	**1,000**	**1,000**	**1,200**	**1,300**	**1,175**
%	-4.0	-11.8	-6.9	-27.5	-4.9	-8.5	-7.1	19.3	-29.9	0.0	20.0	8.3	-9.6
QUE	**19,549**	**16,554**	**16,059**	**13,300**	**13,200**	**13,117**	**13,755**	**13,092**	**13,200**	**13,200**	**13,200**	**13,200**	**13,200**
%	11.5	-15.3	-3.0	-17.2	-0.8	-13.8	4.9	-4.8	0.8	0.0	0.0	0.0	0.0
ONT	**28,089**	**26,884**	**25,567**	**23,500**	**23,700**	**23,101**	**23,393**	**23,338**	**24,300**	**24,800**	**24,500**	**23,500**	**21,925**
%	24.1	-4.3	-4.9	-8.1	0.9	-6.8	1.3	-0.2	4.1	2.1	-1.2	-4.1	-6.7
MAN	**3,976**	**3,831**	**4,169**	**3,900**	**4,000**	**3,842**	**3,916**	**3,644**	**4,100**	**4,100**	**3,900**	**4,000**	**4,000**
%	30.7	-3.6	8.8	-6.5	2.6	-7.3	1.9	-6.9	12.5	0.0	-4.9	2.6	0.0
SASK	**3,830**	**4,152**	**5,171**	**4,200**	**4,200**	**3,922**	**3,777**	**4,509**	**4,400**	**4,100**	**4,400**	**4,100**	**4,200**
%	35.4	8.4	24.5	-18.8	0.0	-19.5	-3.7	19.4	-2.4	-6.8	7.3	-6.8	2.4
ALTA	**17,851**	**15,193**	**17,493**	**18,300**	**19,100**	**19,280**	**18,165**	**18,073**	**17,800**	**19,200**	**19,000**	**19,000**	**19,200**
%	24.4	-14.9	15.1	4.6	4.4	9.1	-5.8	-0.5	-1.5	7.9	-1.0	0.0	1.1
BC	**11,462**	**8,867**	**8,333**	**8,400**	**9,200**	**8,279**	**7,736**	**8,546**	**9,100**	**9,300**	**9,300**	**9,200**	**9,100**
%	45.2	-22.6	-6.0	0.8	9.5	2.3	-6.6	10.5	6.5	2.2	0.0	-1.1	-1.1
CAN*	**92,554**	**82,392**	**83,657**	**77,200**	**79,000**	**77,049**	**76,321**	**76,649**	**78,800**	**79,800**	**80,100**	**78,800**	**77,200**
%	22.3	-11.0	1.5	-7.8	2.3	-5.2	-0.9	0.4	2.8	1.2	0.4	-1.7	-2.0

SOURCE: CMHC

(F) Forecast by CMHC.

* Canadian total excludes territories. The point estimate for the forecast of national single-detached housing starts is 77,200 units for 2013 and 79,000 units for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 74,800-79,600 units for 2013 and 69,800-88,200 units for 2014.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 3: Multiple Housing Starts
(units** and percentage change)

	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2	2013Q3	2013Q4(F)	2014Q1(F)	2014Q2(F)	2014Q3(F)	2014Q4(F)
NFLD	**665**	**876**	**1,362**	**575**	**675**	**407**	**630**	**487**	**775**	**600**	**675**	**725**	**700**
%	47.5	31.7	55.5	-57.8	17.4	-64.8	54.8	-22.7	59.1	-22.6	12.5	7.4	-3.4
PEI	**360**	**509**	**554**	**425**	**350**	**597**	**401**	**183**	**500**	**350**	**375**	**350**	**325**
%	-19.5	41.4	8.8	-23.2	-17.7	1.7	-32.8	-54.4	173.2	-30.0	7.1	-6.7	-7.1
NS	**1,917**	**2,599**	**2,264**	**2,240**	**2,250**	**3,031**	**1,848**	**2,380**	**1,700**	**1,800**	**2,500**	**2,400**	**2,300**
%	54.0	35.6	-12.9	-1.1	0.5	4.3	-39.0	28.8	-28.6	5.9	38.9	-4.0	-4.2
NB	**2,033**	**1,629**	**1,602**	**1,300**	**1,010**	**2,143**	**1,639**	**1,348**	**100**	**800**	**1,000**	**1,200**	**1,000**
%	48.7	-19.9	-1.7	-18.9	-22.3	39.0	-23.5	-17.8	-92.6	700.0	25.0	20.0	-16.7
QUE	**31,814**	**31,833**	**31,308**	**23,700**	**23,500**	**22,809**	**24,642**	**23,603**	**23,900**	**23,500**	**23,500**	**23,500**	**23,500**
%	23.0	0.1	-1.6	-24.3	-0.8	-23.6	8.0	-4.2	1.3	-1.7	0.0	0.0	0.0
ONT	**32,344**	**40,937**	**51,175**	**37,300**	**36,600**	**33,614**	**34,807**	**42,208**	**38,500**	**38,300**	**37,500**	**36,000**	**34,500**
%	16.6	26.6	25.0	-27.1	-1.9	-24.5	3.5	21.3	-8.8	-0.5	-2.1	-4.0	-4.2
MAN	**1,912**	**2,252**	**3,073**	**3,500**	**3,100**	**2,968**	**3,464**	**4,740**	**3,000**	**3,200**	**3,100**	**3,100**	**3,100**
%	68.9	17.8	36.5	13.9	-11.4	30.6	16.7	36.8	-36.7	6.7	-3.1	0.0	0.0
SASK	**2,077**	**2,879**	**4,797**	**4,400**	**3,800**	**2,636**	**3,752**	**6,536**	**4,800**	**3,800**	**3,800**	**3,900**	**3,700**
%	100.3	38.6	66.6	-8.3	-13.6	-57.4	42.3	74.2	-26.6	-20.8	0.0	2.6	-5.1
ALTA	**9,237**	**10,511**	**15,903**	**15,900**	**15,800**	**14,445**	**21,028**	**14,058**	**13,900**	**15,300**	**15,900**	**15,700**	**16,300**
%	55.1	13.8	51.3	0.0	-0.6	-14.2	45.6	-33.1	-1.1	10.1	3.9	-1.3	3.8
BC	**15,017**	**17,533**	**19,132**	**18,400**	**18,700**	**15,757**	**17,657**	**21,451**	**18,700**	**18,800**	**18,500**	**18,800**	**18,500**
%	83.5	16.8	9.1	-3.8	1.6	-3.8	12.1	21.5	-12.8	0.5	-1.6	1.6	-1.6
CAN*	**97,376**	**111,558**	**131,170**	**107,800**	**105,700**	**98,407**	**109,868**	**116,994**	**105,900**	**106,500**	**106,900**	**105,700**	**103,900**
%	32.6	14.6	17.6	-17.8	-1.9	-19.5	11.6	6.5	-9.5	0.5	0.4	-1.1	-1.7

SOURCE: CMHC

(F) Forecast by CMHC

* Canadian total excludes territories. The point estimate for the forecast of national multiple starts is 107,800 units for 2013 and 105,700 units for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 104,500-111,100 units for 2013 and 93,900-117,500 units for 2014.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 4: Multiple Housing Starts by Type (Units)

		2010	2011	2012	2013(F)	2014(F)
NFLD	Semi-Detached	126	87	88	45	45
	Row	149	135	121	80	80
	Apartment	390	654	1,153	450	550
	Total	665	876	1,362	575	675
PEI	Semi-Detached	69	70	94	75	70
	Row	50	47	127	50	50
	Apartment	241	392	333	300	230
	Total	360	509	554	425	350
NS	Semi-Detached	373	418	420	330	340
	Row	200	241	218	310	310
	Apartment	1,344	1,940	1,626	1,600	1,600
	Total	1,917	2,599	2,264	2,240	2,250
NB	Semi-Detached	475	472	426	280	230
	Row	221	211	162	150	130
	Apartment	1,337	946	1,014	870	650
	Total	2,033	1,629	1,602	1,300	1,010
QUE	Semi-Detached	4,359	4,002	3,866	3,200	3,100
	Row	2,029	1,855	1,904	1,400	1,500
	Apartment	25,426	25,976	25,538	19,100	18,900
	Total	31,814	31,833	31,308	23,700	23,500
ONT	Semi-Detached	3,006	3,142	3,397	3,300	3,450
	Row	10,255	9,288	10,577	8,800	9,500
	Apartment	19,083	28,507	37,201	25,200	23,650
	Total	32,344	40,937	51,175	37,300	36,600
MAN	Semi-Detached	181	243	346	327	290
	Row	387	672	538	588	521
	Apartment	1,344	1,337	2,189	2,585	2,289
	Total	1,912	2,252	3,073	3,500	3,100
SASK	Semi-Detached	226	243	684	447	386
	Row	485	878	813	1,136	981
	Apartment	1,366	1,758	3,300	2,817	2,433
	Total	2,077	2,879	4,797	4,400	3,800
ALTA	Semi-Detached	2,737	2,811	3,886	3,962	3,938
	Row	2,596	2,473	3,315	3,736	3,712
	Apartment	3,904	5,227	8,702	8,202	8,150
	Total	9,237	10,511	15,903	15,900	15,800
BC	Semi-Detached	1,454	1,082	1,078	1,200	1,100
	Row	3,485	3,647	3,201	3,300	3,600
	Apartment	10,078	12,804	14,853	13,900	14,000
	Total	15,017	17,533	19,132	18,400	18,700
CAN*	Semi-Detached	13,006	12,570	14,285	13,211	12,889
	Row	19,857	19,447	20,976	19,550	20,384
	Apartment	64,513	79,541	95,909	75,024	72,452
	Total	97,376	111,558	131,170	107,785	105,725

Source: CMHC (F) Forecast. * Totals may not add due to rounding.

Table 5: Total Residential Resales
(units** and percentage change)

	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2	2013Q3	2013Q4(F)	2014Q1(F)	2014Q2(F)	2014Q3(F)	2014Q4(F)
NFLD	**4,236**	**4,480**	**4,650**	**4,000**	**4,100**	**4,484**	**4,396**	**4,228**	**2,900**	**4,000**	**4,200**	**4,200**	**4,000**
%	-4.1	5.8	3.8	-14.0	2.5	3.0	-2.0	-3.8	-31.4	37.9	5.0	0.0	-4.8
PEI	**1,487**	**1,521**	**1,614**	**1,425**	**1,350**	**1,656**	**1,672**	**1,308**	**1,050**	**1,300**	**1,400**	**1,400**	**1,300**
%	5.9	2.3	6.1	-11.7	-5.2	22.5	1.0	-21.8	-19.7	23.8	7.7	0.0	-7.1
NS	**10,036**	**10,312**	**10,437**	**9,225**	**9,500**	**9,032**	**9,024**	**9,432**	**9,400**	**9,250**	**9,500**	**9,600**	**9,650**
%	0.1	2.8	1.2	-11.6	3.0	-4.5	-0.1	4.5	-0.3	-1.6	2.7	1.1	0.5
NB	**6,702**	**6,599**	**6,403**	**6,200**	**6,000**	**6,140**	**6,464**	**6,356**	**5,850**	**5,800**	**6,000**	**6,200**	**6,000**
%	-4.3	-1.5	-3.0	-3.2	-3.2	-0.1	5.3	-1.7	-8.0	-0.9	3.4	3.3	-3.2
QUE	**80,027**	**77,167**	**77,381**	**73,100**	**75,000**	**70,660**	**72,844**	**74,412**	**74,500**	**74,750**	**75,750**	**75,250**	**74,250**
%	1.2	-3.6	0.3	-5.5	2.6	-2.8	3.1	2.2	0.1	0.3	1.3	-0.7	-1.3
ONT	**196,662**	**201,761**	**197,620**	**198,700**	**201,300**	**187,068**	**196,900**	**207,772**	**203,000**	**204,000**	**205,500**	**201,000**	**194,688**
%	-0.2	2.6	-2.1	0.5	1.3	0.4	5.3	5.5	-2.3	0.5	0.7	-2.2	-3.1
MAN	**13,164**	**13,944**	**14,008**	**13,700**	**13,800**	**13,080**	**13,848**	**14,020**	**13,800**	**13,700**	**13,900**	**13,800**	**13,800**
%	0.6	5.9	0.5	-2.2	0.7	-5.8	5.9	1.2	-1.6	-0.7	1.5	-0.7	0.0
SASK	**10,872**	**13,131**	**13,886**	**13,400**	**13,600**	**12,248**	**13,904**	**14,036**	**13,400**	**13,500**	**13,700**	**13,700**	**13,600**
%	-2.0	20.8	5.7	-3.5	1.5	-5.5	13.5	0.9	-4.5	0.7	1.5	0.0	-0.7
ALTA	**49,723**	**53,756**	**60,369**	**65,000**	**66,800**	**61,016**	**64,808**	**69,872**	**64,300**	**66,450**	**67,050**	**66,750**	**66,750**
%	-13.6	8.1	12.3	7.7	2.8	3.6	6.2	7.8	-8.0	3.3	0.9	-0.4	0.0
BC	**74,640**	**76,721**	**67,637**	**71,600**	**76,800**	**61,528**	**69,904**	**80,520**	**74,500**	**76,500**	**77,500**	**77,000**	**76,200**
%	-12.2	2.8	-11.8	5.9	7.3	-1.2	13.6	15.2	-7.5	2.7	1.3	-0.6	-1.0
CAN*	**447,549**	**459,392**	**454,005**	**456,700**	**468,200**	**427,356**	**454,188**	**482,426**	**462,700**	**469,300**	**474,500**	**468,900**	**460,200**
%	-3.9	2.6	-1.2	0.6	2.5	-0.3	6.3	6.2	-4.1	1.4	1.1	-1.2	-1.8

SOURCE: The Canadian Real Estate Association (CREA) and QFREB by the Centris® system.

(F) Forecast by CMHC.

* Canadian total does not include the territories. The point estimate for the forecast of national residential resales is 456,700 units for 2013 and 468,200 units for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 439,400-474,000 units for 2013 and 438,300-498,100 units for 2014.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 6: Average Residential Resale Price

($** and percentage change)

	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2	2013Q3	2013Q4(F)	2014Q1(F)	2014Q2(F)	2014Q3(F)	2014Q4(F)
NFLD	**235,341**	**251,581**	**268,776**	**287,000**	**292,000**	**288,029**	**285,643**	**282,589**	**293,000**	**287,000**	**292,750**	**296,000**	**292,000**
%	14.0	6.9	6.8	6.8	1.7	3.9	-0.8	-1.1	3.7	-2.0	2.0	1.1	-1.4
PEI	**147,196**	**149,618**	**152,250**	**155,000**	**156,500**	**152,671**	**159,551**	**157,655**	**150,000**	**150,000**	**157,650**	**160,000**	**158,000**
%	0.8	1.6	1.8	1.8	1.0	-0.3	4.5	-1.2	-4.9	0.0	5.1	1.5	-1.3
NS	**206,186**	**212,512**	**220,413**	**218,000**	**220,000**	**218,768**	**214,631**	**217,626**	**221,000**	**218,000**	**220,000**	**222,000**	**220,000**
%	4.8	3.1	3.7	-1.1	0.9	1.8	-1.9	1.4	1.6	-1.4	0.9	0.9	-0.9
NB	**157,240**	**160,545**	**161,116**	**161,000**	**160,500**	**159,737**	**159,735**	**162,714**	**161,500**	**158,000**	**161,875**	**162,000**	**160,000**
%	1.5	2.1	0.4	-0.1	-0.3	-0.6	0.0	1.9	-0.7	-2.2	2.5	0.1	-1.2
QUE	**241,455**	**252,148**	**260,524**	**268,000**	**269,800**	**275,843**	**268,700**	**267,748**	**260,000**	**268,000**	**270,000**	**270,500**	**270,500**
%	7.1	4.4	3.3	2.9	0.7	0.6	-2.6	-0.4	-2.9	3.1	0.7	0.2	0.0
ONT	**341,425**	**365,018**	**384,455**	**398,000**	**404,200**	**390,357**	**394,639**	**404,712**	**401,500**	**402,000**	**404,000**	**405,500**	**405,500**
%	7.5	6.9	5.3	3.5	1.6	2.4	1.1	2.6	-0.8	0.1	0.5	0.4	0.0
MAN	**222,132**	**234,604**	**246,318**	**256,500**	**264,600**	**254,994**	**254,340**	**257,487**	**260,000**	**262,300**	**264,100**	**265,500**	**266,500**
%	10.3	5.6	5.0	4.1	3.2	0.1	-0.3	1.2	1.0	0.9	0.7	0.5	0.4
SASK	**242,258**	**259,461**	**275,490**	**286,500**	**293,000**	**283,916**	**285,423**	**287,966**	**288,600**	**291,000**	**292,000**	**293,000**	**294,000**
%	4.0	7.1	6.2	4.0	2.3	-0.2	0.5	0.9	0.2	0.8	0.3	0.3	0.3
ALTA	**352,301**	**353,394**	**363,208**	**379,200**	**387,400**	**375,767**	**375,980**	**383,461**	**381,000**	**383,100**	**386,600**	**389,600**	**391,600**
%	3.1	0.3	2.8	4.4	2.2	1.8	0.1	2.0	-0.6	0.6	0.9	0.8	0.5
BC	**505,178**	**561,304**	**514,836**	**531,300**	**535,000**	**514,618**	**520,123**	**550,019**	**535,000**	**533,000**	**535,000**	**537,000**	**535,000**
%	8.5	11.1	-8.3	3.2	0.7	1.8	1.1	5.7	-2.7	-0.4	0.4	0.4	-0.4
CAN*	**338,710**	**362,324**	**363,405**	**378,000**	**385,200**	**367,382**	**372,775**	**388,651**	**381,900**	**383,700**	**385,800**	**386,500**	**384,900**
%	5.8	7.0	0.3	4.0	1.9	2.0	1.5	4.3	-1.7	0.5	0.5	0.2	-0.4

SOURCE: The Canadian Real Estate Association (CREA) and QFREB by the Centris® system.

(F) Forecast by CMHC.

* Canadian average does not include the territories. The point estimate for the forecast of national residential prices is $378,000 for 2013 and $385,200 for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from $372,300-$383,700 for 2013 and $374,100-$396,300 for 2014.

** Quarterly averages are seasonally adjusted.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 7: Employment
(annual percentage change)

	2008	2009	2010	2011	2012	2013(F)	2014(F)
NFLD	1.0	-2.9	3.3	2.7	2.3	1.6	0.8
PEI	1.2	-1.3	2.9	2.0	1.1	1.8	1.1
NS	0.9	-0.1	0.2	0.1	0.6	0.2	0.4
NB	0.6	0.1	-0.9	-1.2	-0.2	-0.6	0.7
QUE	1.2	-0.8	1.7	1.0	0.8	1.1	1.2
ONT	1.6	-2.5	1.7	1.8	0.8	1.6	1.6
MAN	1.7	0.0	1.9	0.8	0.9	0.9	1.0
SASK	1.7	1.3	0.9	0.3	2.1	3.3	1.7
ALTA	3.1	-1.4	-0.4	3.8	2.7	2.8	2.3
BC	2.0	-2.1	1.7	0.8	1.7	-0.1	1.0
CAN*	1.7	-1.6	1.4	1.6	1.2	1.4	1.4

Source: Statistics Canada, (F) Forecast by CMHC.

National forecast reflects the September 2013 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national employment growth is 1.4 per cent for 2013 and 1.4 per cent for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 1.0 per cent to 1.8 per cent for 2013 and 0.8 per cent to 2.0 per cent for 2014.

Table 8: Unemployment Rate
(per cent)

	2008	2009	2010	2011	2012	2013(F)	2014(F)
NFLD	13.2	15.5	14.4	12.7	12.5	11.4	11.3
PEI	10.8	12.1	11.2	11.3	11.3	11.2	11.4
NS	7.7	9.2	9.3	8.8	9.0	9.0	9.1
NB	8.5	8.8	9.3	9.5	10.2	10.8	10.8
QUE	7.2	8.5	8.0	7.8	7.8	7.7	7.4
ONT	6.5	9.0	8.7	7.8	7.8	7.4	7.2
MAN	4.2	5.2	5.4	5.4	5.3	5.4	5.6
SASK	4.1	4.8	5.2	5.0	4.7	4.1	4.3
ALTA	3.6	6.6	6.5	5.5	4.6	4.6	4.5
BC	4.6	7.7	7.6	7.5	6.7	6.8	7.0
CAN*	6.1	8.3	8.0	7.4	7.2	7.1	7.0

Source: Statistics Canada, (F) Forecast by CMHC.

National forecast reflects the September 2013 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national unemployment is 7.1 per cent for 2013 and 7.0 per cent for 2014. Economic uncertainty is reflected by the current range of forecasts, which varies from 6.8 per cent to 7.4 per cent for 2013 and 6.6 per cent to 7.4 per cent for 2014.

Table 9: Gross Domestic Product
(annual percentage change)

	2008	2009	2010	2011	2012 (E)	2013(F)	2014(F)
NFLD	-1.0	-10.3	6.3	3.0	-0.5	4.0	1.8
PEI	0.9	0.3	2.6	1.6	1.0	1.5	1.3
NS	2.5	-0.3	1.9	0.5	0.7	0.8	1.2
NB	0.9	-0.6	3.1	0.0	0.7	0.2	0.8
QUE	1.4	-0.5	2.5	1.9	0.8	1.3	2.0
ONT	-0.2	-3.5	3.2	1.8	1.5	1.5	2.4
MAN	4.0	-0.4	2.5	2.0	2.5	1.9	2.0
SASK	5.4	-4.0	4.4	4.9	2.2	2.1	2.8
ALTA	1.6	-4.4	4.0	5.1	3.4	2.1	3.1
BC	1.1	-2.5	3.2	2.8	2.2	1.9	2.5
CAN*	1.1	-2.8	3.2	2.6	1.7	1.7	2.3

Source: Statistics Canada, (F) Forecast by CMHC, (E) Estimate based on partial annual data by CMHC.

National forecast reflects the September 2013 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national GDP growth is 1.7 per cent for 2013 and 2.3 per cent for 2014. Economic uncertainty is reflected by the current range of forecasts which varies from 1.2 per cent to 2.2 per cent for 2013 and 1.7 per cent to 2.9 per cent for 2014.

Table 10: Total Net Migration *
(number of persons)

	2008	2009	2010	2011	2012	2013(F)	2014(F)
NFLD	654	3,325	840	1,720	1,797	-1,200	750
PEI	1,291	1,723	2,541	1,503	228	350	-350
NS	1,979	3,679	3,701	957	-1,530	-2,950	-750
NB	1,460	2,183	2,781	1,303	-1,012	-500	-1,000
QUE	38,960	51,466	47,528	44,181	45,428	44,300	45,300
ONT	90,205	98,737	114,911	101,993	82,984	77,800	86,300
MAN	7,355	10,746	11,881	11,160	10,278	8,600	8,500
SASK	9,645	10,145	9,395	11,675	15,974	14,500	12,500
ALTA	59,895	32,968	21,677	46,261	86,939	95,600	68,100
BC	61,654	57,333	39,597	32,244	24,513	33,000	41,300
CAN**	273,098	272,305	254,852	252,997	265,599	269,500	260,650

Source: Statistics Canada, (F) Forecast by CMHC.

* Sum of interprovincial migration, international migration and non-permanent residents.

** Excludes territories.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 11a: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
Victoria	2012	1,700	552	-2.8	5,460	484,164	2.7	1,059
	2013(F)	1,500	500	-1.5	5,500	485,000	3.0	1,061
	2014(F)	1,630	550	-0.5	5,700	495,000	3.0	1,066
Vancouver*	2012	19,027	4,516	-0.5	25,445	730,036	1.8	1,261
	2013(F)	18,200	3,900	-0.9	26,800	756,000	2.1	1,300
	2014(F)	18,400	3,800	0.5	29,000	765,000	2.2	1,330
Abbotsford-Mission	2012	371	224	n.a.	2,332	339,488	4.2	818
	2013(F)	665	175	n.a.	2,350	335,000	3.9	825
	2014(F)	800	150	n.a.	2,400	340,000	3.7	850
Kelowna	2012	836	544	n.a.	3,516	400,027	4.0	927
	2013(F)	900	550	n.a.	3,950	402,000	3.5	935
	2014(F)	1,125	625	n.a.	4,250	408,000	3.0	942
Edmonton	2012	12,837	5,658	0.9	17,641	334,319	1.7	1,071
	2013(F)	13,900	6,000	1.0	18,600	345,000	1.0	1,125
	2014(F)	12,200	6,200	1.5	19,000	353,000	1.3	1,160
Calgary	2012	12,841	5,961	1.7	26,634	412,315	1.3	1,150
	2013(F)	11,700	6,200	5.1	29,200	436,500	0.8	1,230
	2014(F)	13,100	6,500	3.0	30,000	447,000	1.2	1,280
Saskatoon	2012	3,753	2,025	2.3	5,462	319,470	2.6	1,002
	2013(F)	3,200	1,600	1.7	5,300	331,500	2.8	1,040
	2014(F)	3,050	1,650	1.5	5,400	339,000	2.9	1,065
Regina	2012	3,093	1,289	4.4	3,952	301,145	1.0	979
	2013(F)	2,875	1,100	2.8	3,700	317,500	1.7	1,025
	2014(F)	2,750	1,150	2.7	3,800	326,000	1.8	1,060
Winnipeg	2012	4,065	2,129	4.2	12,094	255,059	1.7	911
	2013(F)	4,250	2,200	5.0	11,800	267,000	2.0	945
	2014(F)	4,125	2,125	4.2	12,000	275,000	2.2	975
Thunder Bay	2012	380	227	1.3	1,366	194,123	1.1	818
	2013(F)	360	220	1.3	1,380	212,000	0.9	840
	2014(F)	340	230	1.5	1,410	221,000	0.7	860
Greater Sudbury /	2012	536	294	1.3	2,478	240,312	2.7	915
Grand Sudbury	2013(F)	400	225	1.3	2,255	248,300	2.6	925
	2014(F)	425	250	1.5	2,345	251,500	2.7	930
Windsor	2012	717	536	2.0	5,082	172,047	7.3	778
	2013(F)	645	475	0.3	5,300	178,000	5.8	790
	2014(F)	780	570	1.4	5,400	182,000	4.2	805

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® sales and prices for the Vancouver CMA refer only to the Real Estate Board of Greater Vancouver (REBGV) board area, which does not include Surrey, Langley, White Rock, and North Delta.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11b: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
London	2012	2,240	1,234	1.3	8,272	241,160	3.9	919
	2013(F)	2,105	1,155	1.7	8,050	247,000	3.7	930
	2014(F)	2,125	1,215	1.8	8,210	252,500	3.3	940
Kitchener-Cambridge-Waterloo	2012	2,900	871	2.9	6,314	312,419	2.6	908
	2013(F)	1,725	675	1.0	6,575	325,000	3.0	920
	2014(F)	2,325	725	1.3	6,600	326,500	3.2	930
St. Catharines-Niagara*	2012	1,137	678	1.8	5,554	232,050	4.0	862
	2013(F)	1,215	665	3.0	5,475	235,800	3.6	880
	2014(F)	1,140	635	2.1	5,540	239,000	3.2	895
Hamilton	2012	2,969	1,389	1.5	13,035	360,059	3.5	886
	2013(F)	2,650	1,160	1.3	13,000	380,000	3.2	900
	2014(F)	2,700	1,200	1.4	13,100	388,500	3.0	920
Toronto	2012	48,105	10,699	5.1	88,157	498,973	1.7	1,183
	2013(F)	34,000	9,800	2.4	89,000	514,000	1.7	1,215
	2014(F)	33,900	9,500	2.3	90,000	521,500	1.8	1,220
Barrie	2012	782	474	n.a.	4,576	298,000	2.0	1,037
	2013(F)	860	520	n.a.	4,500	314,000	2.3	1,060
	2014(F)	880	525	n.a.	4,570	320,000	2.5	1,070
Peterborough	2012	343	197	n.a.	2,553	264,946	2.7	904
	2013(F)	345	210	n.a.	2,505	268,000	3.3	915
	2014(F)	320	190	n.a.	2,530	272,000	3.4	920
Brantford	2012	402	286	n.a.	1,983	245,436	3.5	838
	2013(F)	350	200	n.a.	2,060	257,600	3.2	850
	2014(F)	355	225	n.a.	2,100	265,200	3.0	870
Guelph	2012	731	275	n.a.	2,929	325,553	1.4	941
	2013(F)	850	210	n.a.	3,100	343,500	1.8	955
	2014(F)	810	210	n.a.	3,025	349,000	1.6	965
Oshawa**	2012	1,803	1,155	n.a.	10,280	333,202	2.1	939
	2013(F)	1,500	980	n.a.	9,900	352,000	2.0	960
	2014(F)	1,490	1,000	n.a.	9,900	360,000	2.2	965
Kingston	2012	896	449	n.a.	3,321	270,275	1.7	1,005
	2013(F)	850	320	n.a.	3,185	275,450	2.1	1,035
	2014(F)	720	340	n.a.	3,220	278,900	1.9	1,055

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

**MLS® numbers reflect all of Durham Region.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11c: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
Ottawa*	2012	6,026	1,592	2.6	14,497	352,610	2.5	1,115
	2013(F)	6,300	1,600	1.2	14,000	356,000	3.2	1,140
	2014(F)	5,350	1,650	2.0	14,140	358,000	3.0	1,150
Gatineau*	2012	2,759	688	2.6	3,865	238,807	3.3	743
	2013(F)	1,750	450	1.2	3,625	243,000	4.0	760
	2014(F)	1,825	425	2.0	3,775	247,000	4.2	770
Montreal	2012	20,591	3,959	1.3	40,091	321,075	2.8	711
	2013(F)	16,100	3,100	1.0	37,500	325,000	2.7	720
	2014(F)	16,300	3,300	1.0	40,000	326,500	2.5	730
Trois-Rivières	2012	1,026	305	n.a.	1,026	154,558	5.2	550
	2013(F)	850	230	n.a.	935	161,500	5.8	560
	2014(F)	625	200	n.a.	880	164,500	6.5	565
Sherbrooke	2012	1,741	610	n.a.	1,784	216,662	5.0	578
	2013(F)	1,350	450	n.a.	1,600	217,000	5.0	585
	2014(F)	1,450	500	n.a.	1,650	218,000	4.8	595
Québec	2012	6,416	1,257	3.0	7,219	257,942	2.0	741
	2013(F)	4,500	1,000	1.6	6,500	266,000	2.5	755
	2014(F)	4,000	900	1.5	6,900	271,000	2.5	770
Saguenay	2012	1,117	400	n.a.	1,450	185,623	2.0	549
	2013(F)	1,025	325	n.a.	1,200	190,000	2.5	560
	2014(F)	855	300	n.a.	1,200	195,000	3.0	570
Saint John	2012	355	190	-0.1	1,610	168,048	9.7	691
	2013(F)	270	120	0.5	1,550	167,000	10.0	700
	2014(F)	270	120	0.8	1,500	166,500	10.7	710
Moncton	2012	1,297	364	-0.1	2,259	158,107	6.7	731
	2013(F)	890	240	0.5	2,150	156,500	8.0	745
	2014(F)	650	230	0.8	2,050	156,000	9.5	760
Halifax	2012	2,754	991	2.2	6,046	268,843	3.0	954
	2013(F)	2,650	815	2.5	5,150	272,000	3.5	980
	2014(F)	2,600	825	3.0	5,600	276,000	4.5	1,000
St. John's	2012	2,153	1,292	0.2	3,871	285,529	2.8	798
	2013(F)	1,600	1,200	1.0	3,450	305,000	3.5	825
	2014(F)	1,700	1,175	1.0	3,400	310,000	3.8	875
Charlottetown**	2012	612	224	0.2	575	204,319	5.7	803
	2013(F)	410	175	0.5	475	205,000	9.0	835
	2014(F)	400	175	0.5	460	205,500	10.5	860
ALL 35 LISTED	2012	169,306	53,539	2.2	342,727	393,465	2.6	901
CENTRES	2013(F)	142,740	48,745	1.7	341,620	410,228	2.5	925
	2014(F)	141,515	49,365	1.8	351,055	417,756	2.6	939

Sources: CMHC, Canadian Real Estate Association, QFREB by the Centris® system, Local Real Estate Boards, Statistics Canada.

*Statistics Canada defines Ottawa-Gatineau as a single census metropolitan area (CMA), but are treated as two centres in this publication for the sake of more detailed analysis.

**Charlottetown is a census agglomeration (CA) not a CMA. A CA has an urban core population of at least 10,000, while a CMA has a core population of at least 100,000.

n.a.: Data not available. (F) Forecast by CMHC.

Table 12: Major Housing Indicators (levels and quarter-to-quarter percentage change)

	2011Q4	2012Q1	2012Q2	2012Q3	2012Q4	2013Q1	2013Q2	2013Q3
New Housing								
Building permits, units, thousands	208.2	212.0	221.9	221.9	192.9	178.0	228.7	210.3
% change	3.6	1.8	4.6	0.0	-13.1	-7.7	28.5	-8.0
Housing starts, total, thousands	201.7	205.2	228.9	221.6	203.5	175.5	186.2	193.6
% change	-1.5	1.8	11.6	-3.2	-8.2	-13.8		4.0
Housing starts, singles, thousands	84.9	84.2	84.5	84.8	81.3	77.0	76.3	76.6
% change	-0.3	-0.8	0.3	0.4	-4.1	-5.2	-0.9	0.4
Housing starts, multiples, thousands	116.8	121.0	144.5	136.8	122.2	98.4	109.9	117.0
% change	-2.3	3.6	19.4	-5.3	-10.7	-19.5	11.6	6.5
Housing completions, total,*	45,168	39,363	42,186	50,861	47,683	39,028	49,362	47,812
% change	-8.4	-12.9	7.2	20.6	-6.2	-18.2	26.5	-3.1
New Housing Price Index, 2007=100*	106.4	107.0	107.8	108.3	108.8	109.3	109.7	110.2
% change	0.6	0.5	0.7	0.5	0.5	0.4	0.4	0.4
Existing Housing								
MLS® resales, units, thousands	478,420	476,668	469,992	442,952	428,676	427,356	454,188	482,376
% change	3.6	-0.4	-1.4	-5.8	-3.2	-0.3	6.3	6.2
MLS® average resale price, $	359,095	363,407	362,819	359,476	360,310	367,382	372,775	388,651
% change	-0.4	1.2	-0.2	-0.9	0.2	2.0	1.5	4.3
Mortgage Market								
1-year mortgage rate, per cent*	3.5	3.3	3.2	3.1	3.1	3.0	3.0	3.1
5-year mortgage rate, per cent*	5.3	5.3	5.3	5.2	5.2	5.2	5.1	5.3
Residential Investment**								
Total, $2002 millions	108,652	112,291	113,212	112,921	112,608	111,337	112,814	n.a
% change	0.9	3.3	0.8	-0.3	-0.3	-1.1	1.3	n.a
New, $2002 millions	47,420	50,428	52,188	53,120	53,196	51,664	51,348	n.a
% change	1.2	6.3	3.5	1.8	0.1	-2.9	-0.6	n.a
Alterations, $2002 millions	42,560	42,812	42,268	42,532	42,792	42,888	43,564	n.a
% change	0.5	0.6	-1.3	0.6	0.6	0.2	1.6	n.a
Transfer costs, $2002 millions	18,860	19,240	18,980	17,656	17,076	17,212	18,236	n.a
% change	1.3	2.0	-1.4	-7.0	-3.3	0.8	5.9	n.a
Deflator, 2002=100*	110.2	111.0	111.9	112.1	113.0	112.8	112.5	n.a
% change	0.4	0.8	0.8	0.2	0.8	-0.2	-0.2	n.a

Sources: CMHC, Statistics Canada, Bank of Canada, Canadian Real Estate Association.

n.a.: Data not available.

* All indicators are seasonally adjusted and annualized except the New Housing Price Index and the Residential Investment Deflator, which are only seasonally adjusted, and housing completions and the 1-year and 5-year mortgage rates, which are not adjusted or annualized.

** Residential Investment includes outlays for new permanent housing, conversion costs, cost of alterations and improvements, supplementary costs, and transfer costs.

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